

**NOVEMBER 3, 2009 MINUTES  
REGULAR WHEATLAND PLANNING  
COMMISSION MEETING  
WHEATLAND COMMUNITY CENTER,  
101 C STREET, WHEATLAND, CA  
6:30 – 6:40 p.m.**

**PLANNING COMMISSIONERS PRESENT:** T. Mihalyi, K. Kuntz, M. Pfaff and J. Wickliff,  
Absent - M. Beaman

**OTHER OFFICIALS PRESENT:** Tim Raney, Community Development Director

**PLEDGE OF ALLEGIANCE:**

Commissioner Tom Mihalyi led the pledge of allegiance.

**PUBLIC COMMENT**

None.

**PUBLIC HEARING**

1) T. Raney presented discussion of the amendment to the Planned Development Zoning District, Chapter 18.51 of the Wheatland Zoning Ordinance. Raney explained that on September 28, 2008, after recommendation by the Planning Commission, the City Council adopted a revised Planned Development (PD) Ordinance, creating an entirely new PD Zoning District, and repealing the existing Section 18.51 of the Wheatland Zoning Ordinance. The Planned Development zone adopted in September 2008, currently allows development applicants the flexibility to develop zoning standards unique to their project, depending on special considerations, including housing affordability objectives, unique design constraints, and other specialized circumstances. The PD Zone must conform to the General Plan, and is subject to full review and recommendation by the Planning Commission, and final approval by the City Council. Adoption of the proposed revisions to the PD Zone (see Exhibit 1) will result primarily in the creation of a two-stage planned development approval process; Stage 1 involves approval of a preliminary development proposal, and Stage 2 involves approval of a more fully developed proposal. An application for a PD Zone is required to fully and comprehensively describe the proposal and must include a Phasing Plan, Master Landscaping Plan, a Statement of General Plan and Specific Plan (if applicable) consistency, and detailed maps and illustrations/photos, in addition to a complete written description of proposed uses, and any other information deemed necessary by the Community Development Director. Administrative changes to the PD zone are allowed to be approved at the discretion of the CDD. As noted in Exhibit 1, the proposed Zoning Code Amendment is exempt from CEQA because it can be seen with certainty that this Council action will not have a significant effect on the environment.

**Public Comment**

None.

It was moved by Planning Commissioner J. Wickliff, seconded by K. Kuntz to **recommend the City Council amend the Planned Development (PD) Zoning District, Chapter 18.51 of the Wheatland Zoning Ordinance.** Vote called – AYES: All. Motion carried.

## **REPORTS**

None

With no other business before the Commissioners, the meeting adjourned at 6:40 p.m.

Respectfully submitted,  
Tim Raney, Community Development Director

